

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

42-21

003094

ARLINE C. POULIN, of Waterville, Kennebec County, Maine, duly appointed and acting Personal Representative of the Estate of ALBERT A. POULIN, deceased, whose will was duly admitted to probate in the Probate Court for Kennebec County, Maine, by the power conferred by law, and every power in distribution of the estate, grants to the said ARLINE C. POULIN, whose mailing address is 20 Cherry Hill Drive, Waterville, Maine 04901, being the person entitled to distribution, certain real property situated in the said Town of Waterville, Kennebec County, Maine, said property being more particularly described as follows:

A certain lot or parcel of land which was formerly the property of Harvey D. Eaton, situated on Cherry Hill Drive, Waterville, Maine, bounded and described as follows:

Commencing at an iron pin on the northerly line of Cherry Hill Drive at the southwest corner of a certain lot or parcel of land sold to Charles W. Keep, thence westerly along and in the northerly line of Cherry Hill Drive a distance of One Hundred Forty (140) feet to another pin;

Thence turning and running northerly a distance of about Two Hundred (200) feet, more or less, (this distance is approximate) to an iron pin marking the southwest corner of Lot No. 41;

Thence turning and running easterly in the southerly line of Lot No. 41 a distance of Seventy-Two and One Tenth (72.1) feet to an iron pin marking the southwest corner of Lot No. 41 and the southwest corner of Lot No. 42;

Thence continuing in a straight line along the southerly line of Lot No. 42 a distance of Sixty-One and Ninety-Five One Hundredths (61.95) feet to an iron pin marking the northwest corner of Keep's land;

Thence turning and running southerly a distance of Two Hundred Ten (210) feet, more or less, (this distance is approximate) to the point of beginning.

The line between Lot No. 48 and No. 47 as originally shown said Cherry Hill Plan is abolished and the above described parcel of land is to be taken as one building lot, and shall be known as Lot No. 47.

This conveyance is made upon express conditions, limitations and covenants as follows:

FIRST: This entire tract, shown by the plan of Cherry Hill referred to above is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot No. 47, and all the lots shown by said plan are entitled to and subject to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 47 nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000) on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within Fifty (50) feet of any of the streets shown on said plan or within Ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of Fifty (50) feet from the street shall apply only on the side next to the principal street, that is, in the case of Lot No. 1 to the side next to the First Rangeway.

Being the same premises conveyed by A. Raymond Rogers and Arthur T. Eaton, executors and trustees under the will of Harvey D. Eaton, by executors' deed dated April 30, 1955, to which reference shall be made.

The said Albert A. Poulin died on April 22, 1989, and reference is made to the records in the Kennebec County Probate Court Docket 89-255.

Reference is also made to a Warranty Deed from Loretta Towne to Albert A. Poulin dated November 15, 1961, and recorded in the Kennebec County Registry of Deeds in Book 1247, Page 404.

WITNESS my hand and seal in my said capacity this 17th day
of the month of December, 1990.

WITNESS:

Lisa Marie Joyce

Arline C. Poulin
Arline C. Poulin, Personal
Representative, Estate of
Albert A. Poulin



STATE OF MAINE,
KENNEBEC COUNTY, ss.
CUMBERLAND

December 17th, 1990

Then personally appear the above-named Arline C. Poulin and
acknowledged the foregoing instrument to be her free act and
deed in her said capacity as Personal Representative of the
Estate of Albert A. Poulin.

Before me,

Lisa Marie Joyce
Notary Public/Attorney at Law

Printed Name LISA MARIE JOYCE
NOTARY PUBLIC, MAINE

My Commission Expires October 11, 1996

My commission expires:



REL/9526

PIERCE, ATWOOD,
SCRIBNER, ALLEN,
SMITH & LANCASTER
ONE MONUMENT SQ.
PORTLAND, MAINE
04101

RECEIVED KENNEBEC SS.

1991 FEB 19 AM 9:00

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WITNESSED *Lisa Marie Joyce*
REGISTER OF DEEDS